

IN RE: PETITION FOR VARIANCE  
W/S Charles Street Avenue,  
290' N of the c/l Eton Avenue  
(611 Charles Street Avenue)  
9th Election District  
4th Councilmanic District

A. Stephen Gregory  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-486-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, A. Stephen Gregory. The Petitioner seeks relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 35 feet in lieu of the average required 41 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were A. Stephen Gregory, property owner, his son, Paul William Gregory, and Vincent J. Moskunas, President of M & H Development Engineers, Inc., the consulting firm which prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is part of a larger tract of land, known as 607 Charles Street Avenue, which was purchased by the Petitioner in 1960. This tract is located on the west side of Charles Street Avenue, just north of its intersection with Allegheny Avenue, in the older established community of Chestnut Hill in Towson. Approximately 6 years ago, the Petitioner subdivided his property to create an additional building lot in the southeastern corner of

ORDER RECEIVED FOR FILING  
Date 8/26/98  
By [Signature]

the site for his son, David Gregory, who has since developed that lot with a two-story dwelling, known as 605 Charles Street Avenue. The Petitioner now comes before me seeking to subdivide his property a second time to create another building lot for his other son, Paul Gregory, in the north-east corner of the subject property. However, due to the location of existing improvements on the overall tract, the requested variance is necessary in order to develop that property as proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

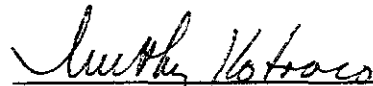
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this

particular parcel. There were no adverse comments from any Baltimore County reviewing agency nor opposition voiced by any neighboring property owner. Thus, it appears that the relief requested will not be detrimental to the health, safety and general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of August, 1998 that the Petition for Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 35 feet in lieu of the average required 41 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 8/26/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

August 26, 1998

Mr. A. Stephen Gregory  
607 Charles Street Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
W/S Charles Street Avenue, 290' N of the c/l Eton Avenue  
(611 Charles Street Avenue)  
9th Election District - 4th Councilmanic District  
A. Stephen Gregory - Petitioner  
Case No. 98-486-A

Dear Mr. Gregory:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Vincent J. Moskun, M & H Development Engineers, Inc.  
200 E. Joppa Road, Room 101, Towson, Md. 21286

People's Counsel; Case Files



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #611 Charles Street Avenue

which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 (BCZR) TO PERMIT A FRONT YARD SETBACK OF 35 FT. IN LIEU OF THE AVERAGE 41 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Recorded plat for Lot #8 next door had a front bldg. setback from the 5' widening line of 30', 5' more than D.R. 5.5 zoning.
2. Existing house in rear of this proposed lot belongs to his father, so the existing structure cannot be moved back any further.
3. Cannot change the configuration of the proposed lot because there needs to be room for another son to construct his home.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

A. Stephen Gregory

(Type or Print Name)

Signature

(Type or Print Name)

Signature

607 Charles Street Avenue

(410)337-0418

Address

Phone No

Towson, MD 21204

City

State

Zipcode

Name, Address and phone number or representative to be contacted

M&H Development Engineers, Inc.

Vincent J. Moskunas

Name

200 E. Joppa Road, Room 101

(410)828-9060

Address

Towson, MD 21286

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: RT

DATE

6-17-98

ITEM # 486

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink  
on Recycled Paper

98.486-A

RE: PETITION FOR VARIANCE  
611 Charles Street Avenue, W/S Charles Street Ave,  
130' +/- from c/l North Bend Rd, 9th Election  
District, 4th Councilmanic

Legal Owners: A. Stephen Gregory

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case Number: 98-486-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
Peter Max Zimmerman  
People's Counsel for Baltimore County

Carole S. Demilio  
Carole S. Demilio  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

**M. & H. DEVELOPMENT ENGINEERS, INC.**

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21286

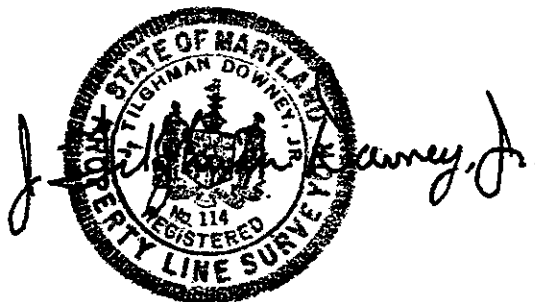
June 16, 1998

## ZONING DESCRIPTION FOR #611 Charles Street Avenue

BEGINNING at a point on the west side of Charles Street Avenue which is 40' wide at the distance of 290 feet north of the centerline of Eton Road which is 50 feet wide.; thence running S 84° 11' 00" W, 85.00 feet; thence N 38° 58' 51" W, 28.92 feet; thence N 09° 31' 44" W, 63.78 feet; thence N 81° 38' 40" E, 105.05 feet; thence S 05° 49' 00" E, 92.50 feet to the place of beginning.

Containing 0.228 acres of land, more or less.

Located in the 9th. Election District and 4th. Councilmanic District.



J. Tilghman Downey, Jr.

#486

98-486-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

ITEM # 486  
No. 056163

DATE

6-17-98

ACCOUNT

2001-6152

AMOUNT \$

50.00

RECEIVED FROM:

Stephen Gregory

FOR:

#611 Charles Street Ave.

411

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

6/17/1998 6/17/1998 09:25:23

REQ 4802 CASHIER JRIC JMR DRAWEE

5 MISCELLANEOUS CASH RECEIPT

Receipt # 069936

CN NO. 056163

50.00 CHECK  
Baltimore County, Maryland

CASHIER'S VALIDATION

98-486-A



**CERTIFICATE OF POSTING**

RE: Case # 98-486-A  
Petitioner/Developer:  
(A. Stephen Gregory)  
Date of Hearing/Closing:  
(July 27, 1998)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_

611 Charles Street Avenue Baltimore, Maryland 21204 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ July 10, 1998 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.

\_\_\_\_\_  
325 Nicholson Road

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)

# CERTIFICATE OF PUBLICATION

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-486-A  
611 Charles Street Avenue  
W/S Charles Street Avenue,  
130' +/- S from centerline  
North Bend Road  
9th Election District  
4th Councilmatic District  
Legal Owner(s):

A. Stephen Gregory  
Variance: to permit a front  
yard setback of 35 feet in lieu  
of the average 41 feet.

Hearing: Monday, July 27,  
1998 at 10:00 a.m., in Room  
407, County Courts Bldg.,  
401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Call (410) 887-3353.

(2) For information concern-  
ing the File and/or Hearing,  
Please Call (410) 887-3391.

7/14/98 July 9 c242053

TOWSON, MD.,

July 9, 1998

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on July 9, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 25, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-486-A

611 Charles Street Avenue

W/S Charles Street Avenue, 130' +/- S from centerline North Bend Road

9th Election District - 4th Councilmanic District

Legal Owner: A. Stephen Gregory

Variance to permit a front yard setback of 35 feet in lieu of the average 41 feet.

HEARING: Monday, July 27, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon  
Director

c: A. Stephen Gregory  
M&H Development Engineers, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 12, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
July 9, 1998 Issue - Jeffersonian

Please forward billing to:  
Stephen Gregory 410-337-0418  
607 Charles Street Avenue  
Baltimore, MD 21204

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-486-A  
611 Charles Street Avenue  
W/S Charles Street Avenue, 130' +/- S from centerline North Bend Road  
9th Election District - 4th Councilmanic District  
Legal Owner: A. Stephen Gregory

Variance to permit a front yard setback of 35 feet in lieu of the average 41 feet.

HEARING: Monday, July 27, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 486

Petitioner: Stephen Gregory

Location: 611 Charles St. Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Stephen Gregory

ADDRESS: 607 Charles Street Ave.

Balto. MD 21204

PHONE NUMBER: (410) 337-0418

AJ:ggs

(Revised 09/24/96)

98-486-A-16-



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

ITEM # 486

## ZONING NOTICE

Case No.: 98-486A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: PETITION FOR ZONING VARIANCE TO PERMIT  
A FRONT YARD SETBACK OF 35 FT. IN LIEU  
OF THE AVERAGE 41 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

# SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 --In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	Vacant	FI.
B	Vacant	FI.
C	40	FI.
D	42	FI.
E	42	FI.
F	40	FI.

TOTAL ( 64 ) ÷ ( 4 ) = 41'

# of dwellings

REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.

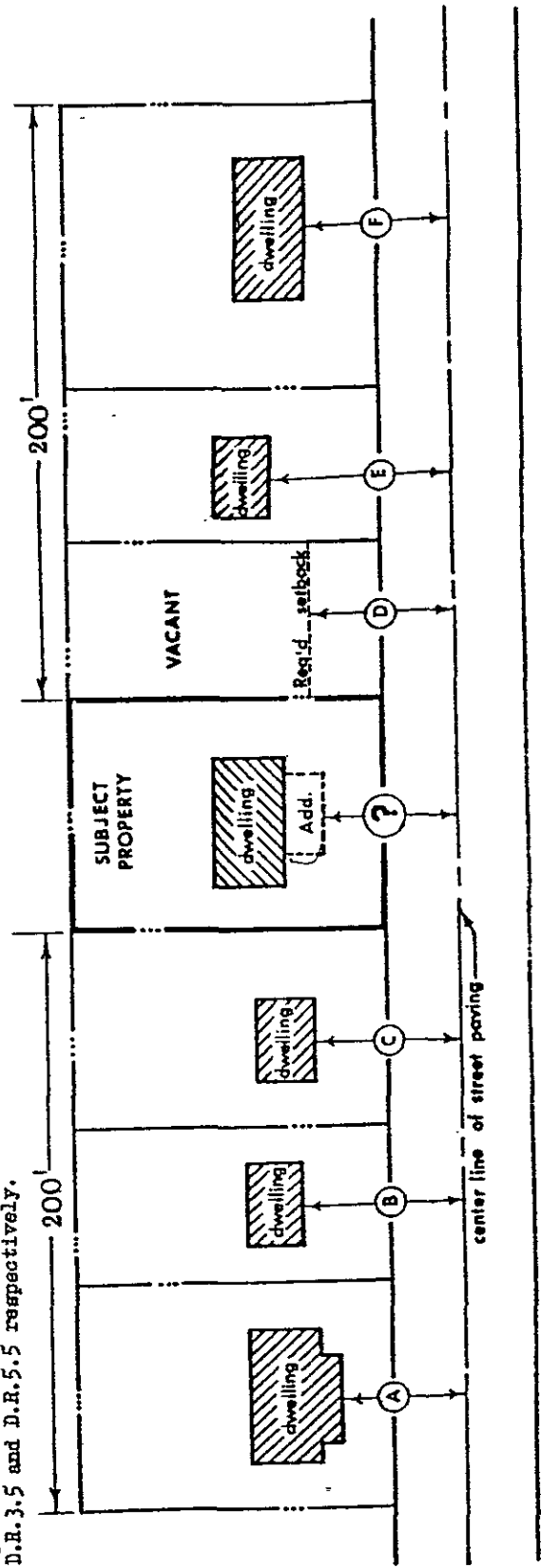
D.R.3.5- 55 ft.

D.R.5.5- 50 ft.

applicant's name  
Stephen Gregory

building address  
611 ENCLAVE ST. AVE.

date  
JUNE 17, 98



ITEM # 486

98-486-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 23, 1998

Mr. Vincent J. Moskunas  
M & H Development Engineers, Inc.  
200 E. Joppa Road, Room 101  
Towson, MD 21286

RE: Item No.: 486  
Case No.: 98-486-A  
Location: 611 Charles Street  
Avenue

Dear Mr. Moskunas:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 17, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards Jr." followed by a stylized "41/scj".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs  
Enclosures







Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

July 10, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 29, 1998

Item No.: 483, 485, 486 AND 487

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

483, 485, 486, AND 487

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:           Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   July 6, 1998

FROM:   *Rob* Robert W. Bowling, Chief  
          Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for July 6, 1998  
            Item Nos. 486, 487 and 488

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc:   File

ZONE0706.NOC

ALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

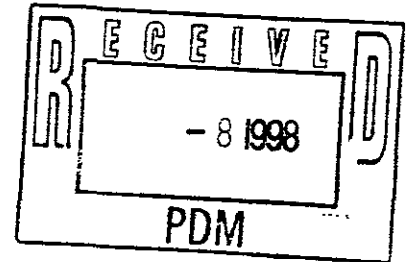
TO: PDM

DATE: 7/1/98

FROM: R. Bruce Seeley *RBS/sp*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: \_\_\_\_\_

6/29/98



The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

486

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 6-25-94  
Item No. 486 2T

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

/s/ Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

*sent  
7/27*

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** July 20, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

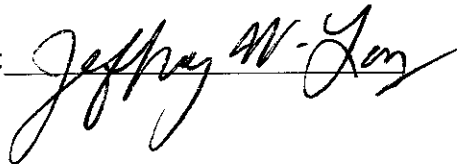
**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 486

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:



AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

A. Stephen Gregory

607 Charles St. Ave.  
Towson, Md. 21204

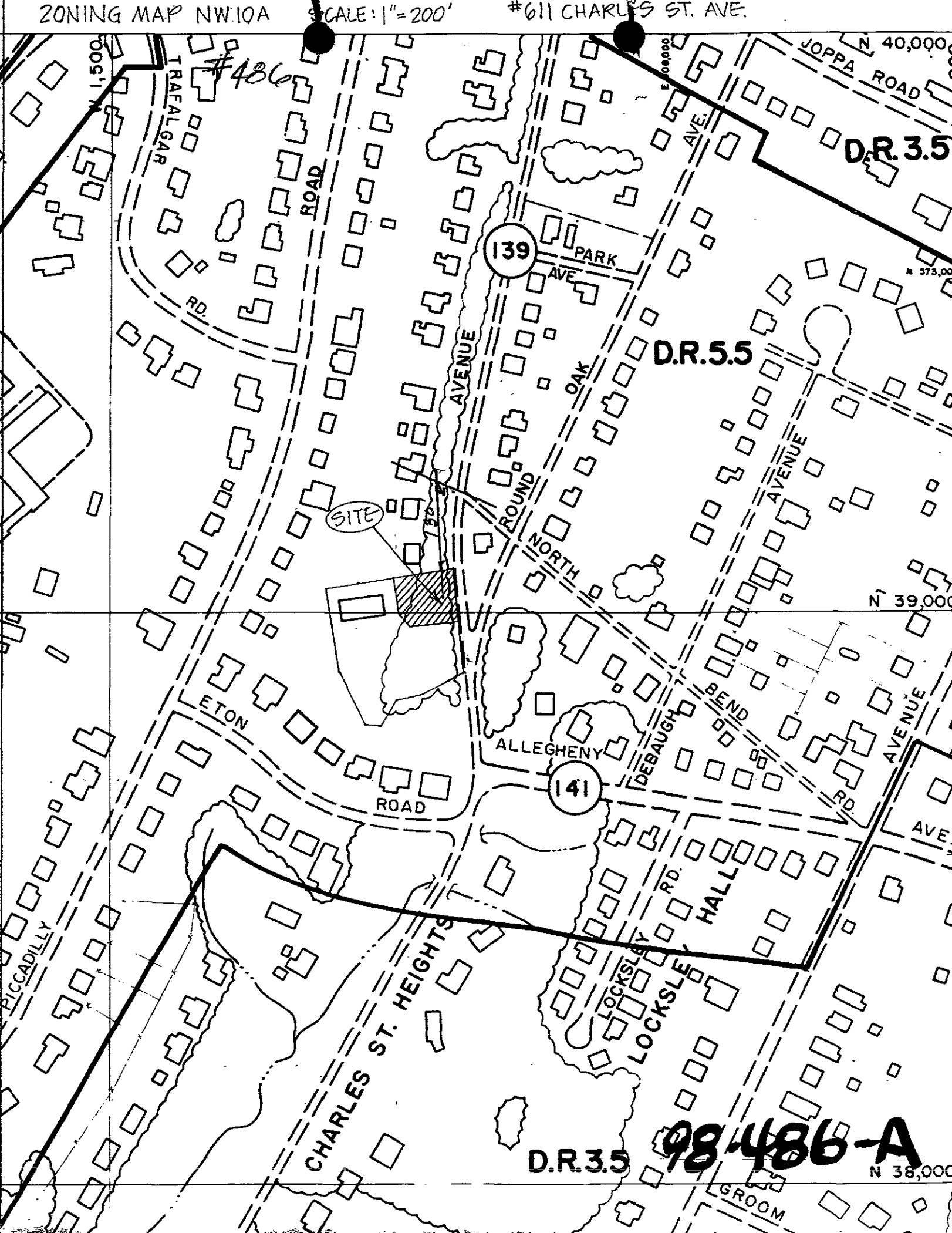
Paul Wm Gregory

(Same above)

{ MP4. DEV. ENG, INC.  
VINCENT J. MOSKUNAS, Pres.

200 E. JOPPA. RD. Towson, MO. 21286





D.R. 3.5

D.R. 5.5

SITE

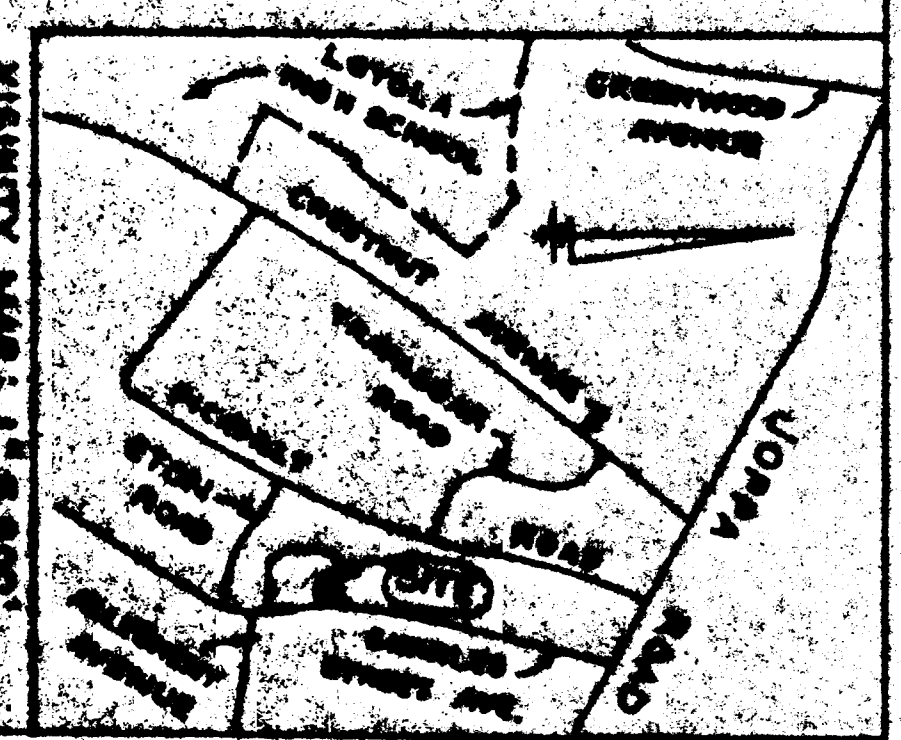
139

141

98-486-A

D.R. 3.5





## NOTES

- PETITIONER'S  
EXHIBIT 1**

PLAT TO ACCOMPANY PETITION FOR A PRODUCT VARP

ELECTION DISTRICT #129

REASON: FOR A KONT YARD PEPBACK OF 225' IN LIEU  
OF THE AVERAGE 41'

**ZONING OFFICE USE ONLY**

98486-A